

# View Impairment from Trees and Vegetation Community Meeting Agenda

- “ Welcome
- “ Introduction of Staff
- “ Background and information regarding View Impairment Ordinances
- “ Public Comment



Please sign in with an e-mail address so we can add you to our mailing list

Please fill out a survey with any comments or questions you may have

Thank you for attending!

# Potential Strategies for addressing View Impairment from Trees & Vegetation



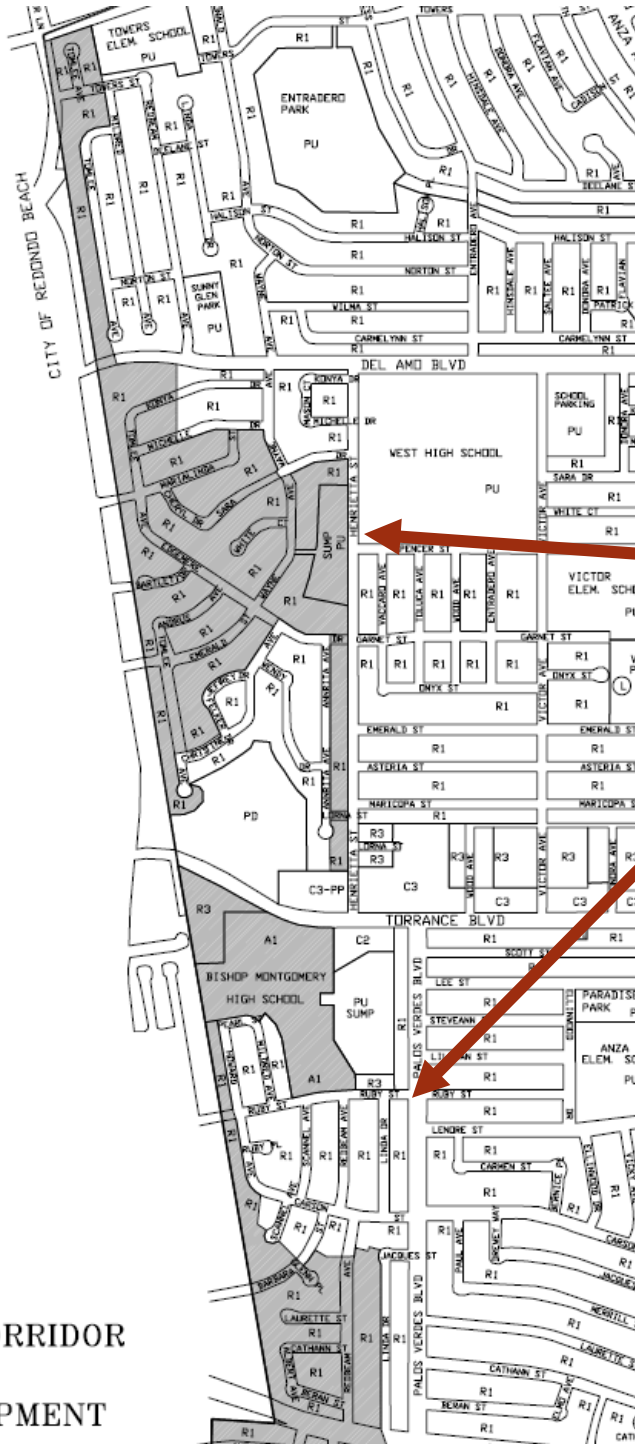
**Community Outreach Meetings**

# Background

- The Hillside Overlay ordinance, adopted in 1977, focused on Construction, excluded oversight of vegetation
- Direction from City Council to research the matter of View Impairments from Trees and Vegetation for the Hollywood Riviera
- The Hillside Overlay exists over multiple sections of Torrance properties

## Areas within the Hillside Overlay

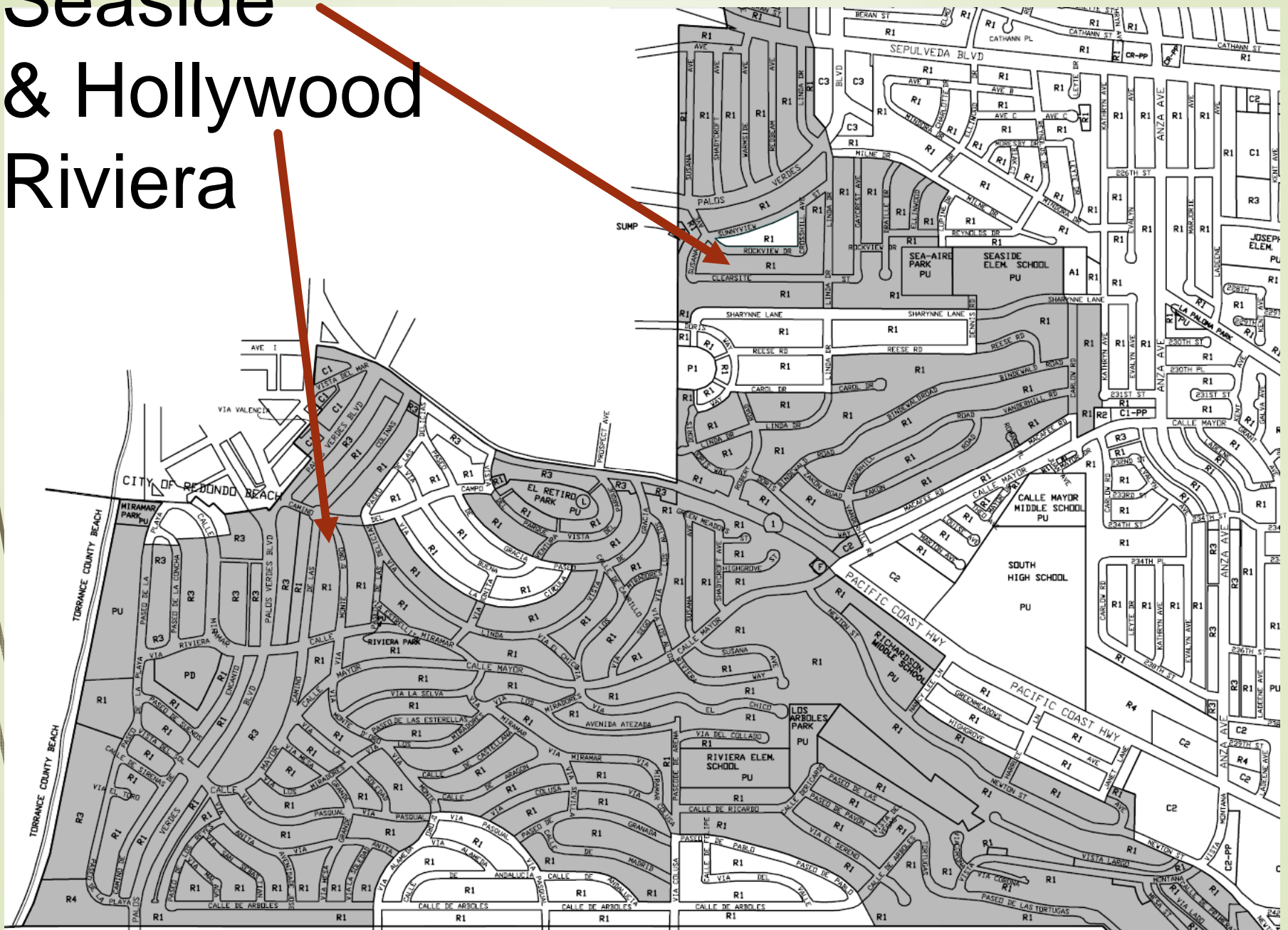
- Hillside areas contain portions of West Torrance and Southwood
- Seaside Ranchos
- Hollywood Riviera
- Portions of Riviera, Country Hills and South Torrance
- Approximately 5,750 Households in Hillside Overlay



# Portions of West Torrance & Southwood

ORRIDOR  
OPMENT

# Seaside & Hollywood Riviera





Southern  
Portions of  
Riviera, Country  
Hills & South  
Torrance

## ➤ Possible Options for Action

- Retain the status quo with no new ordinance (It should be noted that there is currently relief through Civil Litigation for “spite trees”.)
  - Examine the possibility of Private View Easements
  - Begin outreach for creation of a View Ordinance
- \*\*\*\*\*
- Council determined outreach should begin



# Overview of Researched Ordinances

- RHE, RPV, Malibu, Laguna Beach, Tiburon
- Range from heavy City Involvement in all facets of process to guidance and information only
- Definitions of “view” and “viewing area”
- Time “view” is established
- Clearly defined process
- Hierarchy of restoration actions considering both view and health of vegetation

# View Preservation Process

- Process begins with documented neighbor contact
- Mediation
- Arbitration
- Some form of adjudication, either Civil Action or Municipal Hearings


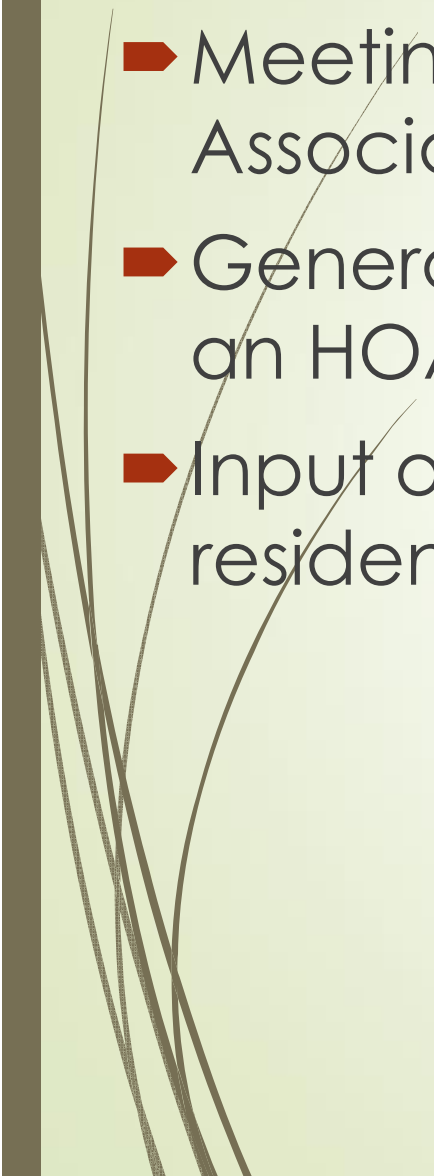
# Costs of Implementation

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- Cost will be dependent on the level of Staff involvement
  - Estimated \$360,000 annual cost for Laguna Beach program, which is similar to Rancho Palos Verdes with heavy staff involvement
  - Costs can include staff time, Arborist, mediation, arbitration
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# Considerations for Torrance

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- Definitions
  - Process
  - Appropriate Restoration Actions
  - Responsibility
  - Staff Involvement
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# Community Outreach

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- Meetings with Homeowner Associations in Hillside Overlay
  - General Meetings for those not in an HOA
  - Input only from Hillside Overlay residents or from City as a whole
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# Next steps



- Community Outreach

- Meetings set for February 11, February 19, February 23, March 2, March 16 and March 31

Results of meetings will be forwarded to Council for further action



# Community Input

